



Lakeview Property Public Hearing 01.19.16

*Respectfully presented by:
Catherine Harrison, Selectmen Chair
Peter Lombardi, Town Administrator*

Why are we here tonight?

- To provide information and answer questions about the recent notice of intent to convert the Lakeview Golf Course from recreational to residential use.
- To gather your feedback about the proposed future use of the Lakeview Property.





*View from Main Street, Wenham

Specific Questions

- Should the Town purchase this property for our appraised value of \$2.75M or should we waive our right of first refusal, which would allow it to be sold to a third party and developed?
- If the Town purchases the property, what could it be used for?



Topics we will present:

- ✓ What is Chapter 61B land and what does an “intent to convert” mean?
- ✓ What are our options?
- ✓ What is a Host Community Agreement and what does it mean for us?
- ✓ What are some financial implications for each of the options?
- ✓ What are our next steps?
- ✓ What statutory process is the Town required to follow?



What is Chapter 61?

- State statute that provides an opportunity for landowners to pay reduced taxes when using their property for agricultural, forestry, open space, or recreational purposes
- Goal is to promote maintaining undeveloped land and recognizes that these properties create lower tax burden
- Town is given right of first refusal if property is changed to non-chapter use



What does Ch 61B mean for this property?

- Lakeview property designated as Ch 61B property due to its recreational use as a golf course
- Notice of intent to convert to residential use filed with the Town in November
- Per statute, Town hired appraiser to conduct full valuation of property based on highest and best use
- Appraisal report determined \$2.75M property value
- Town can either exercise its right to purchase (Option 1) or allow property to be developed (Option 2)



Option 1:

Town Prefers to Purchase Property – Possible Uses for Town Owned Land

- Open space - scenic vista
- Continue same use - municipal golf course
- Recreation - athletic fields or passive recreation
- Farming
- Affordable housing or other residential development
- Some other use?



Option 2: Town Prefers Not to Purchase – Property Sold to a Developer

- If the Town prefers this option, the Selectmen have negotiated a Host Community Agreement (HCA).
- Under this agreement, the Town waives its right to purchase in exchange for a pre-determined set of development conditions. This waiver does not go into effect until the proposed project complies with all the terms of the agreement and has received all of its permits.
- If the Town does not purchase this land at this time and the developer moves forward but the project is not completed, the statutory process would start over with the Town maintaining its first refusal rights.



What are the terms of the HCA?

- Development will be built under the Town's existing Flexible Development By-Law:
 - ✓ Cluster housing
 - ✓ Minimum of 40% contiguous open space
 - ✓ Affordable housing requirement (10% minimum)
 - ✓ Potential for some age restricted units
 - ✓ Control over architectural elements, water conservation measures, and wetlands considerations
- All new construction in a pre-defined "development area"
- No new building construction within 500 feet of Route 1A
- All relevant state and local statutes/regulations will also apply







Town of Wenham. Public Hearing. January 19, 2016



NOTE:
1. UPLAND AREA CALCULATED AS TOTAL LOT AREA MINUS AREA OF LOT BELOW FLOODPLAIN ELEVATION (ELEV. 39) (ZONING BY-LAWS OF THE TOWN OF WENHAM SECTION 5.2.2)

RIGHT OF WAY=50'
MINIMUM LOT SIZE (UPLAND AREA)=40,000 S.F.
MINIMUM FRONTAGE=170'
CUL DE SAC=140' DIAMETER

ENTIRE PARCEL: 32.4± ACRES
PROPOSED LOTS: 17

PREPARED FOR:

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

105 CENTRE STREET, DARTMOUTH, MA 01923
PHONE (508) 777-3500 FAX (508) 774-7855
WWW.HANCOCKASSOCIATES.COM

NO.	BY	APP.	DATE	REVISION DESCRIPTION
1	AS	AS	01/15/2016	ISSUED FOR PERMIT
2	AS	AS	01/15/2016	ISSUED FOR PERMIT
3	AS	AS	01/15/2016	ISSUED FOR PERMIT
4	AS	AS	01/15/2016	ISSUED FOR PERMIT
5	AS	AS	01/15/2016	ISSUED FOR PERMIT
6	AS	AS	01/15/2016	ISSUED FOR PERMIT
7	AS	AS	01/15/2016	ISSUED FOR PERMIT
8	AS	AS	01/15/2016	ISSUED FOR PERMIT
9	AS	AS	01/15/2016	ISSUED FOR PERMIT
10	AS	AS	01/15/2016	ISSUED FOR PERMIT
11	AS	AS	01/15/2016	ISSUED FOR PERMIT
12	AS	AS	01/15/2016	ISSUED FOR PERMIT
13	AS	AS	01/15/2016	ISSUED FOR PERMIT
14	AS	AS	01/15/2016	ISSUED FOR PERMIT
15	AS	AS	01/15/2016	ISSUED FOR PERMIT
16	AS	AS	01/15/2016	ISSUED FOR PERMIT
17	AS	AS	01/15/2016	ISSUED FOR PERMIT

DATE: 01/15/2016
SCALE: AS SHOWN
PROJECT NO.: 19400

FLEXIBLE DEVELOPMENT

DATE: 01/15/2016
SCALE: AS SHOWN
PROJECT NO.: 19400

OWN: 19400 FS.dwg

LAYOUT: SITE PLAN

SHEET: 1 OF 1

PROJECT NO.: 19400

C-1





Town of Wenham. Public Hearing. January 19, 2016





Town of Wenham. Public Hearing. January 19, 2016



Financial Implications

Option 1 – Town purchases property

- \$2.75M acquisition cost based on initial appraised value
 - ✓ Potential for 30 year bonding
 - ✓ Approx \$160k annual payment if 100% bonded
 - ✓ Approx \$120k annual payment if 75% bonded
 - ✓ Town funding options include CPA and debt exclusion
- Additional capital and operating/maintenance costs will depend on future municipal use
- Approx \$8k in lost annual revenue from local property taxes based on present assessment



Financial Implications

Option 2 – Property is developed

- Approx \$60k in one-time rollback taxes are paid
- Approx \$350-400k in projected new growth and additional local property tax revenue going forward if fully developed
- Under flexible development, municipal services include public safety response and school enrollment
- Public safety costs are incremental for a development of this size and scale; education costs are ~\$17k per pupil in HWRSD



Public Input

- Do you have any questions?
- What do you prefer?
 - **Option 1:** Town purchases the Lakeview Golf Course— if so, for what use?
 - **Option 2:** Grant conditional waiver of right of first refusal—allow land to be developed by Tambone Atlantic according to the terms of the Host Community Agreement.



Immediate Next Steps

January 26 - Board of Selectmen may appoint a citizen committee to do a preliminary evaluation of ideas for potential uses of property if purchased by Town.

Interested persons, please send letter of interest to plombardi@wenhamma.gov by Friday, January 22.

February 16 - With community input and any recommendations from citizen committee, Selectmen will meet to make decision whether or not to waive right of first refusal.



What happens after decision?

Option 1 - Town decides to purchase property

- Internal process
 - ✓ Further define and analyze desired municipal uses
 - ✓ Identify and cultivate potential partnerships
 - ✓ Determine most viable funding scenario
 - ✓ Continue to communicate with residents



What happens after decision?

Option 1 (continued) - Town decides to purchase property

- Statutory process
 - ✓ Property owner can dispute initial valuation and conduct own appraisal within 30 days
 - ✓ Town and property owner may elect to hire 3rd appraiser to establish mutually agreed upon property value
 - ✓ Bring to Town Meeting for vote within 120 days after value is established
 - ✓ If approved by Town Meeting, purchase and sale agreement has to be completed within 90 days
 - ✓ If voted down, then property developed outside of HCA



What happens after decision?

Option 2 - Town conditionally waives right of first refusal

- ✓ Development proceeds and is reviewed by the Planning Board under Flexible Development by-law and any other local board that has jurisdiction
- ✓ If permits are issued, the Town then formally waives its right to purchase
- ✓ Project may be developed in phases but must comply with Flexible Development by-law
- ✓ If project fails for any reason, process restarts with Town retaining its first refusal rights



Thank you for your participation!

- Go to www.wenhamma.gov for updates and more info
- Submit comments via...
 - Email: lakeviewfeedback@wenhamma.gov
 - Phone: Town Administrator, Peter Lombardi at 978-468-5520 x2
 - Address: Wenham Town Hall, 138 Main Street
- Email plombardi@wenhamma.gov if interested in participating on citizen committee

